

the nonresidential side of the street right of way. A buffer meeting the requirements of Section 6.10 is required whenever the use adjoins a residential zone.

3.21.4 Utilities

- A. All electric and telecommunication utility installations shall be located underground, excepting required or necessary lighting.

3.21.5 Sidewalks

- A. Sidewalks shall be installed along the frontage of public streets according to the Town of Newington standards.

Section 3.22 Accessory Structures and Uses Permitted in Residential Zones

3.22.1 Accessory Structures and Uses Permitted

- A. Accessory structures shall only be used for storage, repair and maintenance purposes subordinate to the principal building and use.
- B. Parking and storage of operable and registered cars, boats, trailers or similar vehicles owned by the owner or resident of the premises. (Effective 12/01/2001).
- C. Commercial Vehicles (effective 01/26/2022):
 - 1. A commercial vehicle customarily used by the resident for transportation is permitted for each dwelling unit. Such vehicle shall be parked either in the driveway or on some other suitable paved area in the side or rear yard.
 - 2. "Commercial Vehicle" is any motorized vehicle used to carry, deliver, handle or transport goods in the conduct of business, profession, or trade on a regular basis. Commercial vehicles include:
 - a) Step vans, pickup trucks, cargo vans, box trucks, flat bed or stake bed trucks.
 - 3. Vehicles permitted to be kept at a residential property in accordance with Section C.1. do not include:
 - a) Heavy-duty earth moving equipment, cement mixers, trenching pipe laying equipment or other similar type of construction equipment.
 - b) Buses, semi-trailers, and tractor trailers.
 - 4. Personal vehicles used for the transportation of handicapped person(s) shall be exempt.
 - 5. See Section 3.4.8 to obtain TPZ permission for a second commercial vehicle, or for a vehicle that does not comply with Paragraph 3 of this Section.
- D. Land in Residential Zones shall not be used for accessory parking for non-residential uses.
- E. Accessory buildings such as storage sheds, garages and swimming pools shall not be located within a drainage or utility easement. (Effective 12/01/2001)

3.22.2 Standards

- A. Accessory buildings are permitted only when there is a principal building on the same lot.
- B. Rented storage units are permitted only behind the principal building and for not more than 60 days.

Section 3.23 Accessory Buildings and Uses Permitted in Business, Industrial and PD, CD and PL Zones

3.23.1 Accessory Outside Use Standards

- A. Supplies, materials, products and equipment which are incidental and subordinate to the principal use of the lot may be stored outside on the same lot but shall not be located in front of the principal building nor be placed on rack shelving higher than 12 feet.
- B. Products and equipment intended for sale may be displayed in front of the principal building when approved by the Commission, but not in the required front yard setback area.